



# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

**Property**

2843 W. STATE ST.      Concordia HD

**Description of work**

Repair porch, replacing selected parts as needed. Build new stair railings, repair wooden gutters, replace flat roof over porch, replace/re-install downspouts, and rehabilitate existing windows.

Built-in gutters have utterly failed and are falling. We'll take down woodwork, rehabilitate, and replace them. I'm going to try a peel and stick product, or existing liners, while we are trying to get them all back up and draining toward downspouts. The proper gutter liners will wait, partially because waterproof membrane and ice dams needs to be integrated into roofing. Once gutter woodworking is complete, we'll determine if we must contract out the metalwork inside gutters, patch the existing, or fabricate new ones ourselves, to complete the gutter refurbishment.

If constructing new stair railings, use attached standard HPC design, as it is compatible with the existing porch railings.

**Date issued**

6/29/2021

PTS ID 115149 COA: porch and other repairs

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

1. Submit complete re-roofing materials and plan when ready for main roof. Approval extends only to current patching needs.

2. As details for the flat portions of the roof are not specified, you MUST follow the Wisconsin Historical Society's best practices for working with flat roofs. <https://www.wisconsinhistory.org/Records/Article/CS4266>
3. Any replacement columns are to be wood. Capitals may be architectural plaster or wood.
4. Downspouts must be metal, no particular design is required. Elbows at bottom may be plastic.

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Tim Askin of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: [hpc@milwaukee.gov](mailto:hpc@milwaukee.gov).

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, [www.milwaukee.gov/build](http://www.milwaukee.gov/build), or call (414) 286-8210.

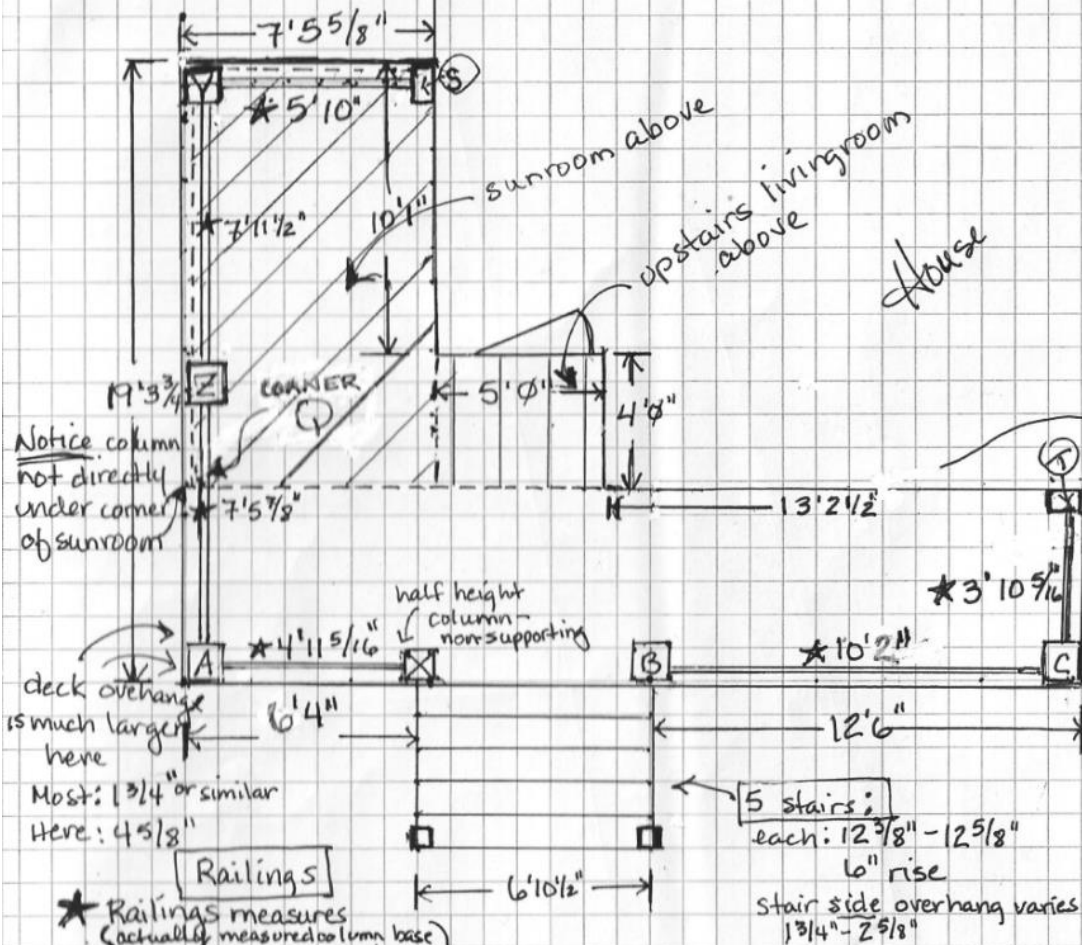


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City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Robert Bauman, Contractor, Inspector Dave Pedersen (286-2540)

**PORCH DETAILS 2**  
2843 W STATE ST  
53208



**NOTE: NOT PRECISELY TO SCALE**

- measures are edge of deck or building, or stair, to edge
- porch height is approx 34"-35" (of deck) above grade
- measures with ★ denotes railing measures ↓ see below
- sunroom over porch area is indicated by dashed lines and diagonal shading
- Upstairs living room over porch shaded vertically

West side of House 293A

Notice column not directly under corner of sunroom

deck overhang is much larger here  
Most: 1 3/4" or similar  
Here: 4 5/8"

**Railings**

- ★ Railings measures (actually measured column base to base)
- Railing panels currently are 28" high
- Gap under railings 0-1 3/4"
- Renovated railings will be mounted higher and either have a pony rail above or add an inner rail, to meet code height

**Fluted columns (A,B,C)**

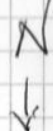
base 14" x 14"  
circumference @ base just above base  
trim = 3 5/8"  
Height A = 8'5"  
B = 8'7 9/16"  
C = 8'8 1/4"



Half column  
Sand T. 8" x 3 5/8"

Square Columns Y, Z

base 14" x 14"  
base above bottom trim 9 3/4" x 9 3/4"  
Height Y = 8'7 5/16"  
Z = 8'7"



Apr 6, 2021 mk





Downspouts and wooden gutters to be replaced



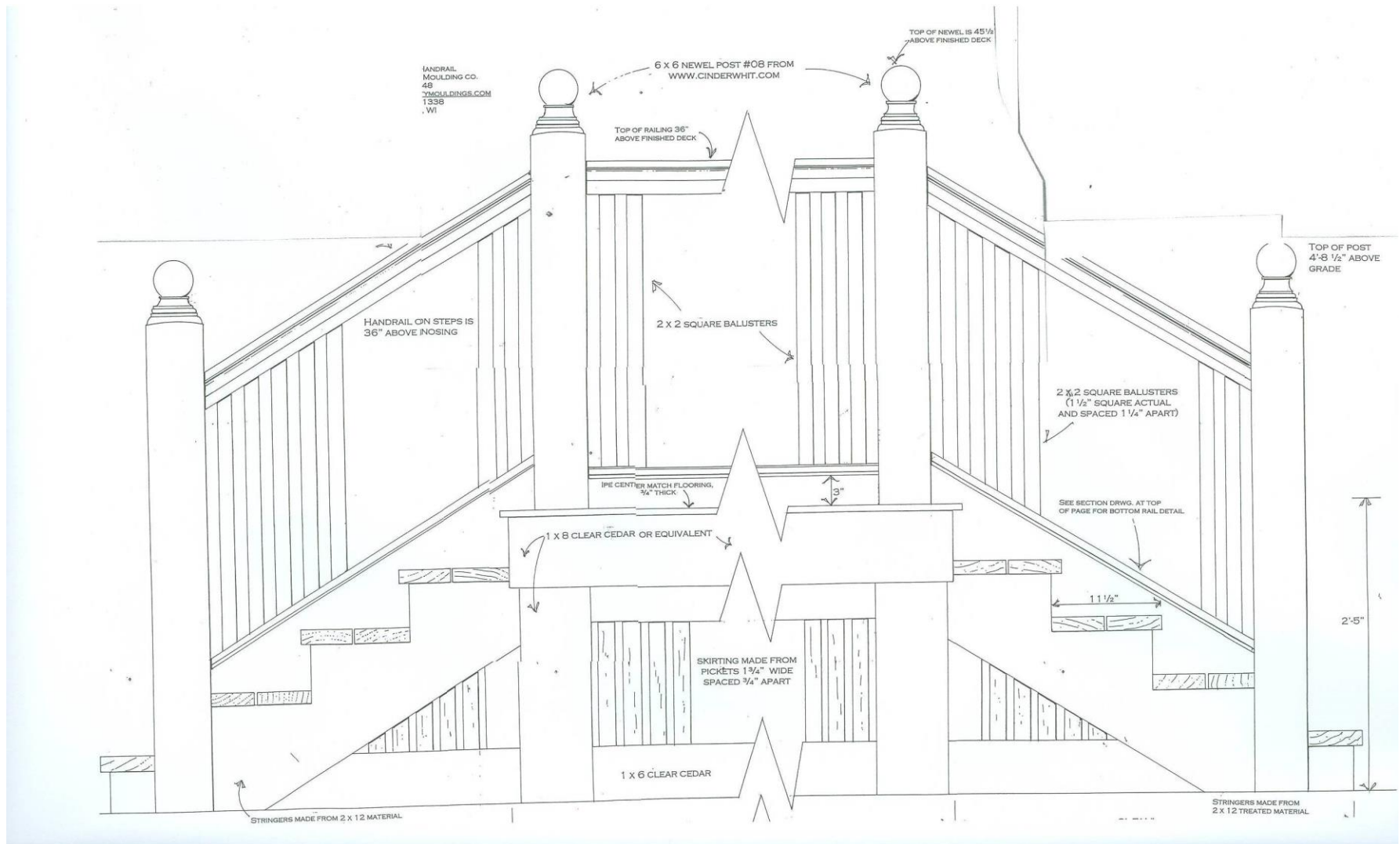








Railings will either have a pony rail above, or have an interior railing



Disregard ball finials. Use flat cap from next page for top of posts/newels.

